

On Thursday, November 19, 2015, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Rick Andersen, Karen Chevalier, Aurelio Gallardo, Eric Larson, and Rene Morris. Absent: Mike Mellott and Steve Munson.

Also present were Planner Dustin Wolff, City Manager Scott Shumard, Superintendent of Building and Zoning Amanda Schmidt, and City Clerk Marie Rombouts.

Rene Morris made a motion to approve the September 24, 2015 minutes as presented; seconded by Aurelio Gallardo. Voting: Ayes – Chevalier, Gallardo, Larson, Morris, and Chair Andersen. Nays – None. Motion carried.

Superintendent Schmidt reported the Council adopted the Zoning Code and Zoning Map.

Chair Andersen opened a public hearing at 7:02 pm for Greg and Barbara Majeski at 1702 East Third Street and Curt Fassler and Sarah Gilmore at 1704 East Third Street to rezone their properties from SR-4 Residential District to a CB Business District.

Petitioner, Greg Majeski, explained that he has been in business for ten years at his location in the 1700 block of East Fourth Street. The two properties in the petition are across the alley, facing Third Street. He plans to demolish the existing houses and create parking lots for employee parking and to display cars. There would probably not be a lot of traffic driving through these lots.

Steve Munson entered the meeting at 7:04 pm.

Planner Wolff encouraged Commissioners to look at the rezoning, not the proposed use. The request is not for a Special Use so the zoning could be for anything permitted in a CB-Community Business District.

Chair Andersen stated that publication in the *Daily Gazette* was made, fees were paid, property owners within 150' of the property were notified, a sign was placed on the property for two weeks prior to the hearing, and no written comments were received from the public.

Steve Munson asked if the petition would have to be amended to reflect an SR-8 zoning instead of the SR-4 noted in the petition. Attorney Coplan did not feel a need to amend the petition. The motion could state SR-8, not SR-4.

Planner Wolff asked that when the recommendation is made that reasons for rezoning be included. Attorney Copan asked Commissioners to review the findings of fact. Chair Andersen read the questions to review a rezoning request:

- The proposed zoning is in harmony with the purposes, goals, objective, policies, and standards of the Comprehensive Plan.
- The proposed rezoning does not result in a substantial or undue adverse impact on adjacent property, the character of the neighborhood, traffic factors, parking, public improvement, or other matters affecting the public health, safety, or general welfare of the City.
- The proposed rezoning maintains the desired consistency of land uses, land use intensities, and land use impact as related to the environs of the property.
- The proposed use will be adequately served by, and will not impose as undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the property.
- The potential public benefits of the proposed rezoning outweigh any potential adverse impact of the proposal.

Steve Munson made a motion to recommend to the City Council approval of the petition from Gregory and Barbara Majeski at 1702 East Third Street and Curt Fassler and Sarah Gilmore at 1704 East Third Street from a SR-8 Residential Use to a CB Business Use based on the findings of fact that the rezoning will be suitable for these properties; seconded by Karen Chevalier. Voting: Ayes – Chevalier, Gallardo, Larson, Morris, Munson, and Chair Anderson. Nays – None. Motion carried.

The owner of property in the 1700 block of East Third Street stated that he had tried several times to rezone the vacant lots. Superintendent Schmidt invited him to present a petition for consideration.

With no further business to discuss, the meeting was adjourned at 7:37 pm.

Marie Rombouts
City Clerk